

CITY OF
LOWELL
MASSACHUSETTS

ZONING MAP

DIVISION OF PLANNING
AND DEVELOPMENT
APPROVED BY THE LOWELL CITY COUNCIL
DECEMBER 2004
REVISED THROUGH DECEMBER 2006

DPD
Division of Planning & Development
Michael J. Lord, Director

Zoning Districts

- BSF
- TBF
- USF
- TTF
- SMF
- TMF
- UMF
- SRU
- TRU
- LMU
- DMU
- HB
- RR
- HRG
- CP
- LI
- GI
- INST
- PCIM
- Artist
- Overlay District
- Panicle

BARBARIAN DISTRICTS

- BSF, TBF, USF, TTF, SMF, TMF, UMF, SRU, TRU, LMU, DMU, HB, RR, HRG, CP, LI, GI, INST, PCIM, Artist, Overlay District, Panicle

INDUSTRIAL DISTRICTS

- BSF, TBF, USF, TTF, SMF, TMF, UMF, SRU, TRU, LMU, DMU, HB, RR, HRG, CP, LI, GI, INST, PCIM, Artist, Overlay District, Panicle

URBAN DISTRICTS

- BSF, TBF, USF, TTF, SMF, TMF, UMF, SRU, TRU, LMU, DMU, HB, RR, HRG, CP, LI, GI, INST, PCIM, Artist, Overlay District, Panicle

SPECIAL PURPOSE DISTRICTS

- BSF, TBF, USF, TTF, SMF, TMF, UMF, SRU, TRU, LMU, DMU, HB, RR, HRG, CP, LI, GI, INST, PCIM, Artist, Overlay District, Panicle

NOTES:

1. This map was prepared by the City of Lowell, Massachusetts, and is subject to change without notice.

2. This map was prepared by the City of Lowell, Massachusetts, and is subject to change without notice.

3. This map was prepared by the City of Lowell, Massachusetts, and is subject to change without notice.

Intent and Objectives of the Zoning Ordinance Revisions

- Discourage inappropriate infill development and tear-downs of existing buildings in established residential neighborhoods.
- Allow new development that reflects existing neighborhood character.
- Implement goals of the master plan, including a lifetime of housing opportunities, vibrant downtown, economic development, etc.

Impacts of the 2004 Zoning Changes: Centralville

OLD ZONING

M3: 97 Hildreth Street



NEW ZONING

TSF: 91 Hildreth Street



Impacts of the 2004 Zoning Changes: Pawtucketville

OLD ZONING

SM2: 36 Riverside Street



NEW ZONING

TTF: 67 Mt. Hope Street



Impacts of the 2004 Zoning Changes: South Lowell

OLD ZONING

TF: 14 Gaudreau Street



NEW ZONING

TTF: 34 Billerica Street



Impacts of the 2004 Zoning Changes: Belvedere

OLD ZONING

TF: 408 High Street



NEW ZONING

TTF: 137 Rogers Street



Impacts of the 2004 Zoning Changes: The Acre

OLD ZONING

UM2: 106 Mt. Vernon Street



NEW ZONING

TMF: 125 Mt. Vernon Street



Impacts of the 2004 Zoning Changes: Institutional Properties

OLD ZONING

SM2: 50 Liberty Street



NEW ZONING

TMU: 100 Rogers Street



Impacts of the 2004 Zoning Changes: Highlands

OLD ZONING

SM2: 446 Westford Street



NEW ZONING

TMF: 449 Westford Street



Proposed Zoning Amendments

Phase I: Immediate Implementation

1. Increase minimum lot area per dwelling unit in the TTF and TMF districts
2. Double required useable open space in TTF and TMF districts
3. Redefine parking requirements to require the greater of 2.0 spaces per unit or 0.75 spaces per bedroom
4. Institute a special permit process in cases where public off-street parking areas are used to meet requirements for residential projects in UMU, UMF, TMU, INST, & NB districts
5. Establish specific criteria for consideration by the ZBA and Planning Board in reviewing special use permit applications
6. Define and regulate narcotic detoxification and maintenance facilities
7. Establish a new special permit for projects which create two or more new dwelling units on sites with an existing residence
8. Technical clarifications to section 5.1.7(1) and 5.2.6(1)

Proposed Zoning Amendments

Phase II: Implementation Within Six Months

- Design review solutions:
 - Formalize staff design review
 - Introduce Design Review Board
 - Additional special permits
- Form-based codes and mandated design standards:
 - Front façade treatments and fenestration requirements
 - Porch /projection standards
 - Location and number of structures on a lot
 - 'Lot frontage per dwelling unit' requirement
- Implementation of goals from "Pawtucketville Neighborhood Plan" and "Envisioning Centralville" planning processes

